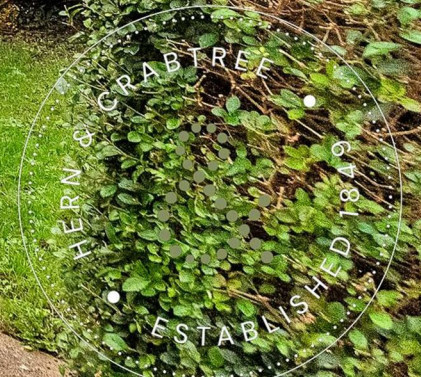


Norbury Avenue

FAIRWATER, CARDIFF, CF5 3AY

GUIDE PRICE £245,000

**Hern &
Crabtree**



Norbury Avenue

No chain. This traditional three bedroom semi-detached house is located on a quiet no-through road, just a stone's throw from Fairwater Green and Waungron Park. In need of full modernisation throughout but offering excellent potential, it would make the perfect home for anyone looking for a project or to put their own stamp on.

The accommodation briefly comprises an entrance hall, a through lounge and dining area, a fitted kitchen and a utility room with w.c on the ground floor. To the first floor, there are two double bedrooms, a further single bedroom, and a shower room.

The property also benefits from a front garden with off-street parking and a good-sized rear garden with a garage.

Norbury Avenue located close to Fairwater Green, which offers a range of shops, a café, a pub, and other local amenities. There are also excellent public transport links via bus and rail to and from Cardiff City Centre.



841.00 sq ft

Entrance Porch

Entered via a composite front door into porch, with tiled floor.

Hall

Entered via a wood front door into hallway, coved ceiling, radiator, stairs to the first floor.

Living Room

Double glazed bay window to the front, coved ceiling, radiator, sliding doors to the dining room.

Dining Room

Double glazed patio doors to the rear with windows either side, radiator.

Kitchen

Double glazed window to the side, wall and base units, understairs larder, stainless steel sink and drainer, radiator, tiled walls.

Utility Area

Sliding patio doors to the side, combination boiler, sink.

W.C

With w.c.

First Floor Landing

Stairs rise up from the hall, access to loft space, obscure window to the side.

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator, built in cupboard.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

Obscure window to the rear, mobility shower, w.c and wash hand basin, radiator, tiled walls,

Rear Garden

Enclosed by low rise brick, breeze block wall and timber

fencing, cold water tap, garden shed, paved path and lawn areas.

Garage

A breeze block garage with up and over door to the front and door to side.

Front

Paved area for parking lawn area.

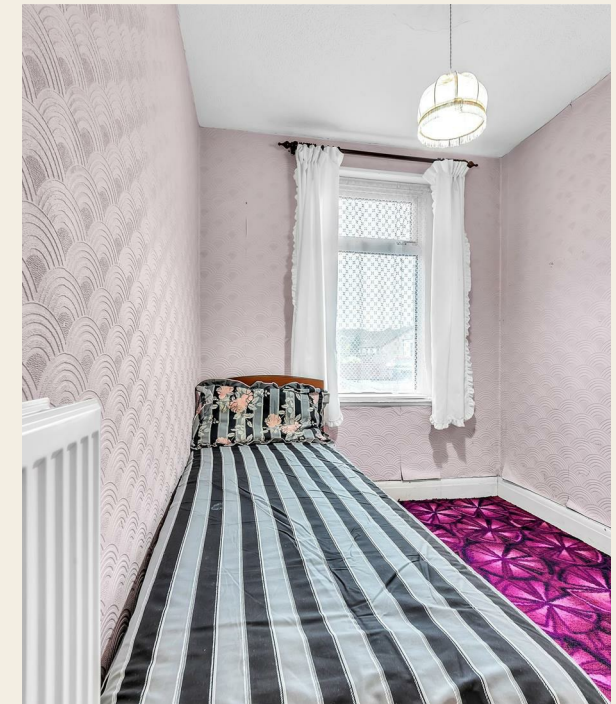
Tenure and Additional Information

We have been advised by the seller that the property is freehold and the council tax band is D.

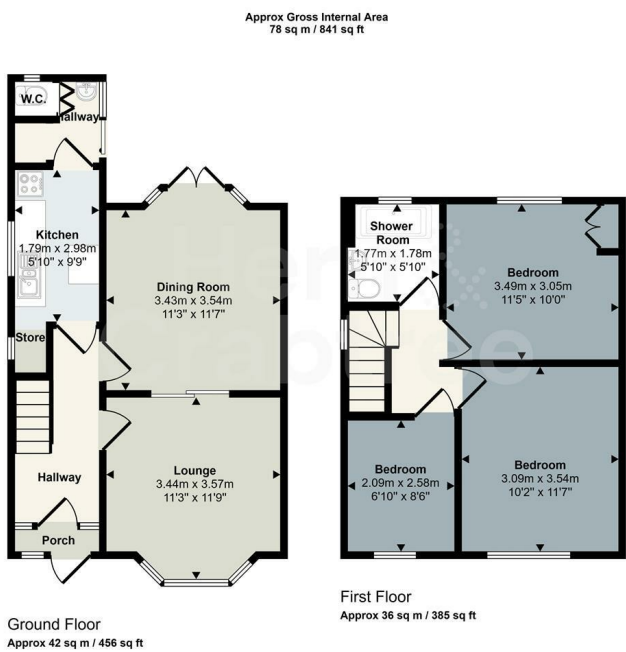
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

